

## **MEETING RECORD**

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, May 16, 2013, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Cathy Beecham, Tim Francis, Jim McKee and Greg Munn; (Jim Johnson, Berwyn Jones and Liz Kuhlman absent). Marvin Krout, Ed Zimmer, Stacey Groshong Hagemen, Sara Hartzell and Teresa McKinstry of the Planning Department. Hallie Salem of Urban Development; Jordan Pascale of the Lincoln Journal Star and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for the joint meeting of Urban Design Commission and Historic Preservation and the minutes for the regular meeting of Historic Preservation Commission, both held on April 18, 2013. Motion for approval made by Beecham, seconded by McKee and carried 4-0: Beecham, Francis, McKee and Munn voting 'yes'; Johnson, Jones and Kuhlman absent.

The opportunity was then given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

**CHANGE OF ZONE NO. 13006**  
**TO DESIGNATE THE BOWMAN-CAMERON HOUSE AS A HISTORIC LANDMARK**  
**AND**  
**SPECIAL PERMIT NO. 13014**  
**FOR HISTORIC PRESERVATION, FOR USE OF A LANDMARK PROPERTY AS A**  
**BUSINESS OFFICE AND RESIDENCE, ON PROPERTY GENERALLY LOCATED AT**  
**S. 12<sup>TH</sup> STREET AND D STREET (1201 D STREET)**  
**PUBLIC HEARING:**

**May 16, 2013**

Members present: Beecham, Francis, McKee and Munn; Johnson, Jones and Kuhlman absent.

Pam Dingman with Engineering Design Consultants (EDC), appeared to represent the applications. She noted that Molly Phemister, a landscape architect with EDC, Shawn Ryba from NeighborWorks, Stephanie Issacson and Heather Piersol from New Horizons

Enterprises, were also in attendance. This is a request for a change of zone/landmark overlay and special permit, to use this house as an office and residence on the second floor.

Ed Zimmer stated that the house dates to about 1885. On the 1890 letterhead of Harrison Brothers, they listed dozens of substantial Lincoln houses as their work. One brother, Thomas P. Harrison, became a major local builder, including many mansions in Mount Emerald. He also built the City auditorium on 13<sup>th</sup> and M. This is his earliest surviving work. It is a mostly Italianate house. The house is now under rehab by NeighborWorks. Dr. Bowman was the first resident. He was an early physician in town. He was also the superintendent at the insane asylum. Joe Cameron was the second owner. He was a long time County Commissioner. In Ed's opinion, this property meets the ordinance requirements for a landmark property. There are a couple of suggested conditions in the staff report for the special permit. They are mostly adjustments to the site plan. Public Works suggests the site plan show three parking spots up against the garage, rather than on the property line. The goal would be to try and keep parking out of the yard. Because the request notes a sign, the sign needs to be indicated on the site plan.

Beecham inquired if there is an alley behind the house. Zimmer replied there is another house behind this one, then the alley. Functionally, this property cannot access the alley.

Munn was curious if the property is empty. Dingman replied this house had numerous units in it. She looked at buying it personally for a residence, a few years ago. She decided it was too much of a project for her. NeighborWorks is now rehabilitating the building and has done a good job with the property. It was very sad to see the property in the state it was in. The inside has been completely renovated, along with modern units removed. It is scheduled to be completed on June 21, 2013.

Shawn Ryba from NeighborWorks is excited about this project. This is a new thing for them. This is a partnership of their non-profit agency with a 'for profit' buyer. They try to make established neighborhoods more desirable and profitable. They are interested in doing another one in the future. This has been a great opportunity. This will put a homeowner and a business in the house. New Horizons employs a lot of folks who probably live in the neighborhood. They are providing jobs for people. NeighborWorks is very proud of this. While the house will not be completely done, they are having an open house on June 6, 2013.

Beecham inquired who will own the house. Stephanie Isaacson from New Horizons replied that she will be the owner. New Horizons is a company from Kansas City, Missouri. She is from Nebraska. They brought New Horizons here in 2009. The company is currently leasing space on 13<sup>th</sup> and South St. She looked at many houses. This will be her residence when she is in town. The house will have New Horizon's offices on the 1<sup>st</sup> level. The company does environmental cleanup, asbestos

abatement, lead paint removal, etc. They hire a lot of folks who have been unemployed for a while. The EPA does training and she tries to employ them afterward.

Beecham thinks it is great that the applicant has touched base with the neighborhood association. She noted that there is a letter of support from the Everett Neighborhood Association.

**CHANGE OF ZONE NO. 13006**

**ACTION:**

**May 16, 2013**

Francis disclosed that he serves on the board for NeighborWorks, but has no interest, financial or otherwise, in the New Horizons organization or this property.

Motion for approval made by McKee, seconded by Beecham and carried 4-0: Beecham, Francis, McKee and Munn voting 'yes'; Johnson, Jones and Kuhlman absent.

**SPECIAL PERMIT NO. 13014**

**ACTION:**

**May 16, 2013**

Zimmer stated that this use includes a non-typical parking area. In his report, he compared the number of stalls offered to the number required in this zone (R-7) for one dwelling unit, plus the amount for an office of this size in the nearby B-3 zoning district. The result is in line with the parking provided. This is a historic property and the Commission has discretion to review and approve the suggested parking plan.

Beecham moved conditional approval, seconded by McKee and carried: Beecham, Francis, McKee and Munn voting 'yes'; Johnson, Jones and Kuhlman absent.

**CERTIFICATE OF APPROPRIATENESS TO INSTALL A STREET CLOCK IN THE NORTH 7<sup>TH</sup> STREET RIGHT-OF-WAY SOUTH OF Q STREET, IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**May 16, 2013**

Members present: Beecham, Francis, McKee and Munn; Johnson, Jones and Kuhlman absent.

Zimmer stated that a couple of other locations were considered for this. He believes this is an excellent site. It is a four-sided clock and the location provides good viewing opportunities on all sides.

Beecham questioned if the clock is new. Zimmer replied yes.

McKee didn't see any notes about illumination. Adam Petersen stated that it will have LED lighting.

Zimmer stated that the chime is programmable.

Beecham wondered what happened to the fountain on the north side of 7<sup>th</sup> and Q Streets. Zimmer stated that the fountain is staying.

Munn wanted to know the timeline for installation. Petersen stated it will be about eight to twelve weeks until they get the go ahead.

Munn is curious if there is a history of any public clock in the Haymarket. Zimmer doesn't believe so. Often factories had bells or whistles, but he does not know of a public clock.

McKee questioned if there will be a plaque or dedication on the clock, and what it would say. Petersen replied that the plaque reads "This clock is given to the citizens, past and present, who dedicated a large part of themselves to build this vibrant City of Lincoln". It will be located on the base and will be 4 inches x 5.5 inches in size.

**ACTION:**

**May 16, 2013**

Motion for approval made by Francis, seconded by Beecham and carried 4-0: Beecham, Francis, McKee and Munn voting 'yes'; Johnson, Jones and Kuhlman absent.

**CERTIFICATE OF APPROPRIATENESS FOR A SIGN AT 733-737 P STREET, THE 1906 GRAINGER WAREHOUSE IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**May 16, 2013**

Members present: Beecham, Francis, McKee and Munn; Johnson, Jones and Kuhlman absent.

Zimmer stated that last month he informed the Commissioners about the possibility of this sign. The proposed location is about 45 or more feet from the Scooters sign, but the sign code requires 50 feet separation. He said he does not know of a readily available option for allowing the sign over the entrance door, due to the spacing requirement. Historic Preservation Commission could sponsor an application to change the Haymarket Sign District to allow reduced spacing for projecting signs.

Beecham thinks the risks seem slight to her since this Commission would still have the authority to approve or deny, based on individual circumstances.

Zimmer stated that 25 feet would be his suggestion due to the size of buildings in the Haymarket. The Commission could start an application to a change in the sign district. Planning Commission and City Council would have to approve it. If this is approved, it is contingent on Planning Commission and City Council approval.

Ryan Haffey noted that the business is hoping to open June 1, 2013. The owner prefers the sign located higher on the building.

Munn stated that if the higher sign is approved, the sign code does not need to be changed.

Beecham noted there are four columns built into the wall, and the sign is not exactly centered in relation to the building.

McKee doesn't understand why the tenant would not want the sign over the door.

Munn would like to see it on the pilaster closest to the entrance door, directly above the cornice

**ACTION:**

**May 16, 2013**

Munn moved approval of a sign on the pilaster closest to the entrance door, directly above the cornice, seconded by Beecham and carried 4-0: Beecham, Francis, McKee and Munn voting 'yes'; Johnson, Jones and Kuhlman absent.

**NOMINATION OF SHELDON MUSEUM OF ART TO NATIONAL REGISTER OF HISTORIC PLACES**

**REVIEW AND RECOMMENDATION:**

**May 16, 2013**

Members present: Beecham, Francis, McKee and Munn; Johnson, Jones and Kuhlman absent.

Melissa Dirr of Historic Resources Group appeared. She stated that the Sheldon Art Museum was designed by Phillip Johnson. 50 years old is the minimum for a historic nomination. They are proposing to nominate this building under the category of architectural merit with statewide significance. This is an example of modern architecture, new formalism. It is concrete construction. The arches are travertine marble. The nomination also includes the sculpture garden. There are more than 12,000 works of art at Sheldon. In the late 50's, early 60's, modernism was the preferred style. There are no movable walls. The auditorium is original to the building. The galleries are meant for the visitor to pass through. The temporary galleries are larger and more open. This building maintains a high degree of historic integrity. The windows are newer, as well as the railing on the interior grand stairway. The entire interior is also the travertine marble. The University of Nebraska has okayed this application.

Munn stated that he participated in this nomination as a volunteer.

McKee moved to recommend approval for nomination to the National Register of Historic Places, seconded by Beecham and carried 4-0: Beecham, Francis, McKee and Munn voting 'yes'; Johnson, Jones and Kuhlman absent.

**NOMINATION OF PARK MANOR HISTORIC DISTRICT TO NATIONAL REGISTER OF HISTORIC PLACES**

**REVIEW AND RECOMMENDATION:**

**May 16, 2013**

Members present: Beecham, Francis, McKee and Munn; Johnson, Jones and Kuhlman absent.

Jill Dolberg with the Nebraska Historic Preservation office appeared. She had a well attended public meeting. She grew up in the Park Manor neighborhood. There are curvilinear streets which provide some traffic calming. The majority are ranch houses with large green lawns. Bob Peterson is present today. Peterson Construction started in 1932. Peterson built a large number of houses in the area, but other builders were involved also. She presented a slide show of houses in the area. This is a newer ranch style area.

Beecham thinks this is an interesting piece of Americana.

Francis thinks this is a fine nomination.

Francis moved to recommend approval for nomination to the National Register of Historic Places, seconded by Beecham and carried 4-0: Beecham, Francis, McKee and Munn voting 'yes'; Johnson, Jones and Kuhlman absent.

**Focus Group Discussion with Sara Hartzell, Planning Staff**

Sara Hartzell started this process a few months ago. To increase public outreach, the Planning Dept. has been collecting survey data from almost 440 respondents. She passed out results of the survey. Questions were regarding land use, the downtown area, housing, community character, attractiveness of different areas, natural resources and transportation and mobility. The last page asked questions regarding experiences with the Planning Dept.

Hartzell questioned Commissioners to describe their view of development over the last few years and the process.

McKee thought it was interesting to look at community character and see that people felt we were doing well.

Francis believes there is a value placed on historic properties. It bolsters your investment and is almost like retroactive covenants.

Beecham believes Havelock is another good example. Here was business owners who organized to make the area more marketable.

McKee noted that it seems there has been a great increase in the number of individuals who are aware of historic preservation.

Beecham has only lived in Lincoln for 14 years, but has never lived somewhere where people had so many opportunities for public engagement. This is a very open process.

Munn believes there is economic value to preservation.

McKee stated that all you have to do is drive to a community that doesn't have good zoning laws, and it shows. As we grow, we are learning to incorporate things that might be coming up in the future.

Munn has been here about 12 years. He thinks great things are happening in many areas. Most of "O" Street is just awful. There are blighted areas and heavy traffic. He believes that many people going through Lincoln on "O" Street, see the worst of Lincoln.

McKee stated that one of the things he hears about, is the bike lanes in the middle of the street. Who in the world thinks that is a good idea? Now he hears a lot of comments about the Whole Foods and LPS development, right on "O" Street with a blank wall, sidewalk and no grass or trees.

Beecham hears a lot that we are not investing enough into street trees and sidewalks. The perception she hears is that there is a policy from Public Works that if a street is older than 30 years, they won't repair it. She believes it is a mis-perception of policy.

Hartzell stated there was an idea of maintenance along the way, but if a street is at a certain level, it needs to be replaced rather than repaired.

Munn stated that it seems to him that "O" Street has been neglected. There doesn't seem to be any trees going up, just more acres of parking. Other areas are being beautified, but "O" Street has been ignored.

Beecham would love to see something about public power on the survey. Lincoln is very unique. She doesn't think most people understand the benefits of public power.

Hartzell questioned the Commission's role in development.

Francis believes it is to redirect, coach and advise.

Munn believes the goal is to create a greater sense of place, place keepers instead of place makers.

Hartzell questioned the Planning Dept. role in what Commissioners do.

Francis replied the department is one of many tools that they use.

McKee always receives what he asks for, information, research, etc.

Munn stated that sometimes there can be a conflict with a historic property. It is very individualistic. It can be a challenge to make the two work. Part of our role is education.

Hartzell questioned what staff can do to make the job easier and more effective.

Francis thinks we have a pretty good ordinance.

McKee believes we pretty much have what we need.

Marvin Krout questioned if Commissioners are satisfied with the fact that after 90 days or six months, an applicant can do what they want. McKee replied that it can be frustrating, but in most cases, talking with an applicant can resolve any issues or problems. He is not sure how much more control we should have.

Munn believes ultimately he has a conflict with telling a property owner what they should do with their property. With education, we can redirect someone, but it can be frustrating.

Hartzell stated that staff collected comments on community character and historic places. Comments ran the gamut from property rights to numerous historic places.

Audrey Mohr works with boards across the state. She believes Lincoln Historic Preservation Commission has a good level of work going on.

Hartzell hopes to have an evaluation of the process by late summer or early fall.

**Staff Report**

Zimmer stated that there is a conference in June in Omaha. A number of planning staff will be attending on Friday. Saturday focuses on Commission training.

There being no further business, the meeting was adjourned at 3:30 p.m.